

# RURAL AMENDMENTS

Board of Supervisors  
Public Hearing

June 7 and 10, 2006



## Background

- November 17, 2005 Intent to Amend Adopted
- December 10, 2005 Amendments referred for review
- March 20, 2006 Planning Commission provides recommendation for approval
- April 4, 2006 Directed staff to advertise both

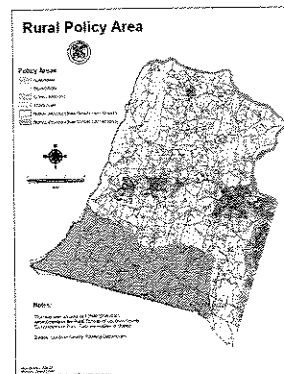
## MORE INFORMATION:

- [www.loudoun.gov/rural](http://www.loudoun.gov/rural)

## Key Elements of Proposed Amendments:

- Lot Yield
- "Spin-off Lots"
- Cluster
- Minimum lot size
- Rural Economy Lot
- Water and wastewater requirements
- Open space
- Permitted and Special Exception Uses

CPAM 2005-0005,  
Amendments to the Rural  
Policies of the Loudoun  
County Comprehensive  
Plan



### Proposed Amendments to the Rural Policies of the Comprehensive Plan

- Residential Base Densities
  - Northern Tier (one lot per 20 acres with option to cluster or spin-off lots at one lot per 10 acres)
  - Southern Tier (one lot per 40 acres with option to cluster or spin-off lots at one lot per 20 acres)
- Rural Residential Rezoning Options
  - Northern Tier (one dwelling unit per 7.5 acres)
  - Southern Tier (one dwelling unit per 15 acres)
  - Capital Facilities and Transportation Contributions

### Proposed Amendments to the Rural Policies of the Comprehensive Plan

- Cluster Development
  - PC Recommendations: No cap on number of building lots and minimum lots size based on type of water and wastewater provided.
- Countywide Transportation Plan
  - Pave-in-Place and Rustic Road Standards
- PC Recommendations for Future Consideration
  - New Villages in the Rural Policy Area
  - Reconciliation of boundaries of Existing Villages

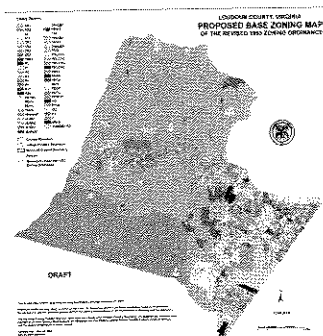
### Proposed Amendments to LSDO, including FSM

- LSDO
  - 1241.05 - Definitions
    - Division
    - Originating Tract
    - Principal and Subordinate Lots
  - 1241.06 - Process for creating lots under the Base Density Division, Principal/Subordinate and Cluster Option
  - 1243.04 - Family Subdivisions
  - 1245.02 - Private access easement roads
  - 1245.10 - Wells

### Proposed Amendments to LSDO, including FSM

- FSM
  - Chapter 4 - Bonding requirements
  - Chapter 8 - Plat requirements

### PROPOSED ZONING MAP

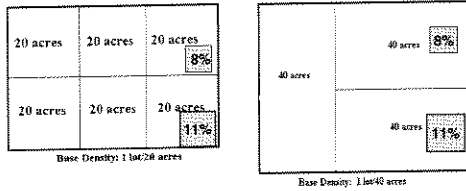


### Proposed Amendments to Zoning Ordinance:

- Development Options:
  - Base Density Division
  - Principal/Subordinate Subdivision Option
  - Cluster Option
- Rezoning Option:
  - Rural Residential - 1 (RR-1)
  - Rural Residential -2 (RR-2)

## AR-1 and AR-2 Development Options

### Base Density Division

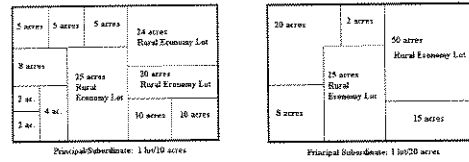


AR-1

AR-2

## AR-1 and AR-2 Development Options

### Principal/Subordinate Division

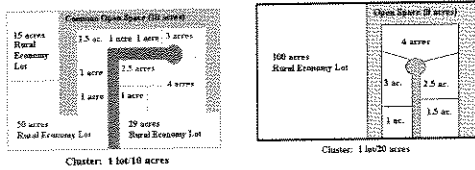


AR-1

AR-2

## AR-1 and AR-2 Development Options

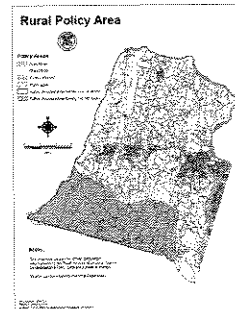
### Cluster Option



AR-1

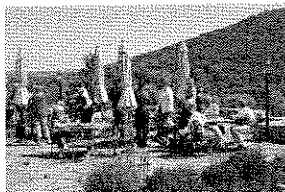
AR-2

## Rezoning Option



## USES

- AR Districts permit both rural businesses and dwellings
- Initial draft made minor changes
- Planning Commission made a number of recommendations:
  - Section 5-500 Temporary Uses
  - Section 5-600 Additional Regulations for Specific Uses
  - Article 8 Definitions

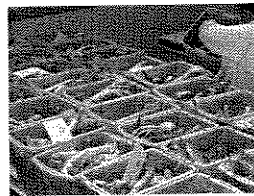


## **Removal of References to Conservation Design, RSCOD and LOD**

### **Other References**

- Signs (5-1200)
- Agricultural Rural (AR) District Cluster Standards (5-703)
- Tree Planting and Replacement (5-1300)
- Buffering and Screening (5-1400)
- Performance Standards (5-1500)
- Site Plan (6-701)

## **Minor Rezoning Process**



## **FREQUENTLY ASKED QUESTIONS**